

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Loans & Advances – House Building Advances – Sri N. Madhava Raju, S.C. Steno, Fin. (W&P) Deptt. – Sanction of an amount of Rs. 6.00 Lakhs for construction of a House at Plot No. 271, Sy. No. 31 of Neknampur, Ranga Reddy District, Hyderabad – Sanctioned – Orders – Issued.

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**FINANCE (W&P – OP) DEPARTMENT**

**G.O.(Ms)No. 05**

**Dated 26.July,2012.**

**Read the following**

1. G.O.Ms.No. 174, Finance (A&L) Department, Dt: 15.05.2010.
2. G.O.Ms.No. 1807, Finance (A&L) Department, Dt: 20.04.2012.
3. Govt. Memo No. 1599/OP/A2/2012, Finance (W&P) Department, Dt: 25.05.2012.
4. From Sri N. Madhava Raju, S.C. Steno, Dt: 02.04.2012

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**ORDER:-**

Under Article 226 and 233-A of A.P. Financial Code Volume-I, sanction is hereby accorded for an amount of Rs. 6,00,000/- (Rupees Six Lakhs Only) to Sri N. Madhava Raju, S.C, Steno, towards House Building Advance for construction of a new House at Plot bearing No. 271, in Sy. No. 31 of Neknampur, Ranga Reddy District, Hyderabad, and the same shall be paid to Sri N. Madhava Raju, S.C, Steno, Fin. (W&P) Deptt., subject to the following conditions:

1. The 1st instalment of Rs. 2,00,000/- (Rupees two lakhs only) shall be paid immediately. He should mortgage the Land along with the house to be built thereon immediately in favour of Government.
2. The second instalment of **Rs 2,00,000/-** (Rupees Two lakhs only) shall be paid after Mortgage of the Land and the house to be built thereon in favour of Government is executed, and after the walls reach lintel level; and
3. The 3rd instalment of Rs. 2,00,000/- (Rupees Two lakhs only) shall be payable to the loanee after the construction of the building has reached the roof level provided the Department is satisfied that the development of the area in which the house is built is complete in respect of amenities such as water supply, lighting, roads, drainage and sewerage.
4. That the construction of the house shall be carried out exactly in accordance with the approved plan, estimates and specifications in the prescribed forms which should be submitted to the Government along with the Mortgage Deed;
5. That he insures the house immediately on completion of construction at his own cost for a sum not less than the amount of the advance with interest due thereon and shall keep it so insured against damage by fire, lightning, cyclone and floods, year after year till the advance with interest due thereon is fully repaid to Government and deposit the policy with the Government;
6. That the house is maintained in good condition, repair at his own cost and he shall continue to pay all the municipal taxes and local taxes regularly until the advance has been repaid in full; he shall also keep it free from all encumbrances.
7. That he shall keep the building from all encumbrances; and

(P.T.O.)

8. at any amount drawn by him in excess of the expenditure incurred should be refunded to Government together with interest thereon if any, forthwith.
9. Grant of advance to the above individual for construction of the house is also subject to the following conditions:-

- a) Shall be carried strictly in accordance with the approved plan and specifications on the basis of which the amount of advance has been sanctioned. The plan and specifications must not be departed from without the prior concurrence of the Government. The grantee shall certify when applying for installments of advance admissible at the plinth and roof level in accordance with the plan and estimates furnished by him to the Government that construction has been carried out that the advance has actually been used to verify the correctness of the certificates.
- b) The construction of the building shall be completed within 18 months of the date on which the first instalment of the advance is paid to the grantee. Failure to do so will render the grantee liable to refund the entire amount drawn in advance by him (together with interest thereon) in one lumpsum. The date of completion must be reported to Government without delay.

3. This loan together with interest at the provisional rate of 5 ½ % (simple interest) per annum shall be recovered as per the rules and orders issued from time to time. The recovery of principal shall be made first and then interest.

4. The recovery of the advance granted to the above individual shall commence from the following month of release of 3<sup>rd</sup> instalment to the individual. The recovery of the advance shall be effected through the monthly pay/leave salary bills. The principal amount of the advance granted Rs.6,00,000/- (Rupees six lakhs only) shall be recovered in (75) equal monthly instalments i.e. @ Rs.8,000/- (Rupees Eight thousand only) and the interest shall be recovered in (20) instalments there after. The date of superannuation of the individual is 31.05.2021.

5. In case the grantee does not repay the balance of the advance together with interest thereon due to the Government on or before the date of her retirement, it shall be open to the Government to enforce the security of the mortgage at any time thereafter and recover the balance advance together with interest and cost of recovery by sale of the house or in such other manner as may be permissible under the law.

6. If the grantee ceases to be in service for any reason other than the normal retirement / superannuation, or if he dies before the repayment of the advance with interest in full, the entire outstanding amount of the advance shall become payable to the Government forthwith. Any balance remained unpaid shall be recovered from the retirement gratuity that may be sanctioned to him.

7. The property mortgaged to the Government shall be reconvened to him or to his successor-in-interest, as the case may be, after the advance together with interest has been repaid to the Government in full.

8. The first installment of the advance of Rs. 2,00,000/- (Rupees Two Lakhs Only) sanctioned to him in para 2 (i) above shall be paid to Sri N. Madhva Raju, S.C. Steno, Finance (W&P) Department from out of funds provided above and it shall be debitable to the Head of Account **“7610 – Loans to Government Servants – 201 HBA – SH (05) Loans to Other Officers.”**

(cont.....)

9. The Deputy Pay & Accounts Officer, Secretariat Branch, Hyderabad is informed that the spouse of the individual is a Government servant. He is also informed that Sri N. Madhava Raju, S.C. Steno has submitted surety and Agreement Bonds and the same are retained in the Department for record and his wife is a Government servant.

10. The Finance (W&P – Claims) Department, are requested to draw and disburse the amount of Rs. 2,00,000/- (Rupees Two Lakhs Only) released in para (1) above and paid to the individual. They are also requested to watch full recovery of the advance as detailed in para (4) above.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**P. KESAVA RAMI REDDY  
DEPUTY FINANCIAL ADVISER & EX-OFFICIO  
DEPUTY SECRETARY TO GOVERNMENT**

To  
Sri N. Madhava Raju, S.C. Steno.

**Copy to:-**

The Deputy Pay and Accounts Officer,  
Secretariat Branch, Hyderabad.  
The Finance (W&P-Claims) Department.  
The Accountant General, A.P., Hyderabad.  
The Finance & Planning (FW A&L) Department  
SF/SC.

**// FORWARDED :: BY ORDER //**

**SECTION OFFICER**